

**Amendments to the Specification:**

Please replace the paragraph beginning on line 18 of page 7 of the application with the following paragraph:

In one aspect, the promoter may comprise in order (i) the RR2 cis acting element (nucleotides -507 to -467 of the human FGF1B promoter), (ii) the RR1 cis acting element (nucleotides -145 to -114 of the human FGF1B promoter), and (iii) the proximal promoter (nucleotides -92 to -49 of the human FGF1B promoter), of a native or naturally occurring FGF1B promoter that is derived from an animal, such as for example a human, a mouse, a bovine animal, a chick or an amphibian. The sequence of the FGF1B promoter of human is provided in GenBank Accession No. Z14150, which is specifically incorporated herein by reference. The sequence of the FGF1B promoter of the mouse is provided in GenBank Accession No. U67609 (SEQ ID NO. 3), which is specifically incorporated herein by reference. The RR2 region of mouse FGF1B promoter contains a minimal sequence from nucleotide 640-679 of Accession No. U67609, based on its homology with the human FGF1B promoter and its relative location to the transcription start site of the mouse FGF1B mRNA.